

CITY OF SAN ANTONIO
Zoning Commission Agenda

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

October 16, 2001
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Vacant – District 6
Clarence McGowan – District 2	Ernani Falcone – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Robert Garza, Jr. – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	John Clamp – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss the zoning case recommendations for October 16, 2001 and training on Unified Development Code, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Director’s Report
5. Approval of October 2, 2001 minutes.
6. Z2001078 Jerbo/San Ann Land, Ltd Partnership, Southeast corner of Wilderness
SUP Oaks-Hardy Oaks. *(City Council 9)*
7. Z2001142 Kaufman and Associates, 5197 Loop 1604 N. *(City Council 8)*
8. Z2001207 Hausman 18 Joint Venture, 7500 Hausman Road.
(City Council 8)
9. Z2001138 W. H. Farrar, 5950 Campbullis Road. *(City Council 8)*
10. Z2001200 City of San Antonio, Historic Preservation Office, 2202 W. Travis.
(City Council 1)
11. Z2001208 Jimmy & Janet Moy, 10200 Culebra Road. *(City Council 6)*
12. Z2001211 Beatrice & Nestor Trevino, 205 Castillo Avenue. *(City Council 1)*

13. Z2001195 Barbara Ford Young, 111-115 Nellina Lane. *(City Council 2)*
14. Z2001220 City of San Antonio, Historic Preservation Office, East Durango Street, South St. Mary's, South Presa Street, Matagorda Street, Martinez Street, Indianola Street, Barrera Street, Camargo Street, Callaghan Avenue, San Arturo Street, Canal Street, Leigh Street, Water Street, Lavaca Street, Garfield Street, South Alamo Street. *(City Council 1)*
15. Z2001222 German Ballesteros, 103 Tellez Street. *(City Council 6)*
16. Z2001224 Dr. Delia Bara, 147 Sunset. *(City Council 9)*
17. Z2001225 C Texland Co., Inc., 2974 Martin Luther King. *(City Council 2)*
18. Z2001226 S Pedro & Amelia Perez, 1007, 1011 & 1013 W. Hildebrand. *(City Council 1)*
19. Z2001227 San Antonio River Authority, 6 Loop Street, 1709 N. Flores Street & 1701 N. Flores Street. *(City Council 1)*
20. Z2001228 Clarence E. Waiters, 846 Denver. *(City Council 2)*
21. Z2001229 Southton Ranch, Ltd., 13334 Southton Road. *(City Council 3)*
22. Z2001230 The Francis Law Firm, P. C., Harald Court @ Dickson Avenue. *(City Council 4)*
23. Z2001231 Wetmore Thousand Oaks, Ltd., 3400 Block of Thousand Oaks. *(City Council 9)*
24. Z2001232 Ralph W. Perryman, 3844/3846 N. W. Loop 410. *(City Council 7)*
25. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
26. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

CASE NO: Z2001078 SUP

Date: October 16, 2001

Continuance from July 17, Aug 7 & 21, Oct 2, 2001

Council District: 9

Ferguson Map: 482 D3

Case Manager : John Jacks 207-7206

Applicant Name:

Owner Name:

Jerbo/San Ann Land, Ltd Partnership

Jerbo/San Ann Land, Ltd Partnership

Zoning Request: From "B-2 ERZD" Business Edwards Recharge Zone District to "B-2 SUP ERZD" Business Edwards Recharge Zone District with a Special Use Permit for a mini storage

Property Location: 2.487 acres out of Parcel 2D, NCB 19212

Southeast corner of Wilderness Oaks - Hardy Oaks - see map

150 feet southeast of south corner of Hardy Oak and Wilderness Oak Intersection

Proposal: Proposed mini storage

Neighborhood Association: Stone Oak

Traffic Impact Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The property is at the intersection of two major thoroughfares. The addition of mini storage units will decrease the amount of daily traffic trips possible in the current "B-2" zoning. The residential lots on Hardy Oak are buffered by a 100' right-of-way with a landscaped median. Staff recommends the following conditions:

1. Access on Hardy Oak will be limited to emergencies only.
2. A 6 foot screening fence shall be constructed along the Hardy Oak property line.
3. Lighting shall be subdued so as not to offend nearby residences.

CASE NO: Z2001138

Date: October 16, 2001

Continuance from July 17, 2001 and August 7, 2001

Council District: 8

Ferguson Map: 480 C7

Case Manager : Fred Kaiser 207-7942

Applicant Name:

W. H. Farrar

Owner Name:

W. H. Farrar

Zoning Request: From "R-8" Large Lot Residence District to "O-1" Office District.

Property Location: Lots P5F and P5G NCB 34781

5950 Camp Bullis Road

The property is located on the southside of Camp Bullis Rd. east of W. Tejas Tr.

Proposal: To allow development for office use.

Neighborhood Association: Forest Crest Neighborhood Association

Traffic Impact Statement: A Traffic Impact Analysis was not required.

Staff Recommendation:

Denial. The subject property is shown as single family residential on the Proposed I.H. 10 West Perimeter Plan. The adjacent area is proposed for single family residential. The nearest existing commercial development is on Camp Bullis Rd. west of W. Tejas Trail.

CASE NO: Z2001142

Date: October 16, 2001

Continued from September 4 & 18, 2001

Council District: 8

Ferguson Map: 514 D 4

Case Manager : David Arciniega 207-5876

Applicant Name:

Kaufman and Associates

Owner Name:

Charles C. Schoenfeld

Zoning Request: From Temporary "R-1 ERZD" Single-Family Residence Edwards Recharge Zone District to "B-3 ERZD CC SUP" Business Edwards Recharge Zone District with City Council approval and a Special Use Permit for a Concrete Products Manufacturing.

Property Location: P-1 NCB 14853
5197 Loop 1604 N

Being 5.32 acres of land out of NCB 14853
Property is located the west side of the Railroad tracks, north of FM 1604, East of IH 10 West

Proposal: To allow concrete product manufacturing over the Edwards Recharge Zone District.

Neighborhood Association: None

Traffic Impact Statement: Temporary "R-1" Single-Family Residence District is exempt from the traffic impact analysis. A traffic impact analysis may be required at a later date.

Staff Recommendation:

Approval.

The proposed "B-3 ERZD CC SUP" Business Edwards Recharge Zone District with City Council approval with a Special Use Permit to allow concrete product manufacturing would be appropriate in relation to the current land uses that surround the subject property, which include vacant land and existing quarries.

CASE NO: Z2001195

Date: October 16, 2001

Council District: 2

Ferguson Map: 618 A6

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Barbara Ford Young

Owner Name:

Jesse M. Grant and Rowena Jackson

Zoning Request: From "B" Residence District to "R-4 C" Residential Single Family District with conditional zoning for assisted living or elderly home with a maximum of six persons per lot

Property Location: Lots 3 & 4, Block 7, NCB 11680

111 - 115 Nellina Ln.

West side of Nellina, south of Hub Avenue

Proposal: To permit care of more than six elderly persons.

Neighborhood Association: Coliseum/Willow Park

Traffic Impact Statement: A Traffic impact analysis is not required

Staff Recommendation:

Denial as requested and approval of "R-4C" for assisted living or elderly home with a maximum of six persons per lot. The subject property and the surrounding area is zoned "B" Duplex. The entire area is developed as single family homes. "MF-25" zoning is inappropriate in this existing single-family development area. In February the existing "B" zoning will convert to "R-4". The suggested "R-4C" will permit the requested assisted living for the elderly while maintaining the character of the area.

CASE NO: Z2001200

Date: October 16, 2001

Postponed from September 18, 2001

Council District: 1

Ferguson Map: 616 B-4

Case Manager : Brandon Ross, 207-7442, Historic-Genie Cooper 207-7925

Applicant Name:

Owner Name:

COSA - Historic Preservation Office

Ninfa A. Gonzales

Zoning Request: To designate Historic Significance

Property Location: North 80' of Lot 1 & 2, Block 2, NCB 2276

2202 W. Travis

On South Side of West Travis Street, at Nueces Street

Proposal: Finding of Historic Significance

Neighborhood Association: Prospect Hill Neighborhood Association

Traffic Impact Statement: A traffic impact analysis was not required.

Staff Recommendation:

Approval. The structure has been recognized by the city as historically significant. The property meets the designation criteria for landmarks, according to the Historic Preservation and Design Section of the 2001 UDC. The Historic Design and Review Commission recommended a finding of historical significance.

CASE NO: Z2001207

Date: October 16, 2001

Continued from October 2, 2001

Council District: 8

Ferguson Map: 513 E 8

Case Manager : David Arciniega 207-5876

Applicant Name:

Hausman 18 Joint Venture

Owner Name:

Hausman 18 Joint Venture

Zoning Request: From "B-2" ERZD Business Edwards Recharge Zone District and "B-2 NA" ERZD Business Non Alcoholic Sales Edwards Recharge Zone District to "RM-4" PUD ERZD Residential Mixed Planned Unit Development Edwards Recharge Zone District

Property Location: P-5A NCB 14865
7500 Hausman Rd.
7500 Hausman

Proposal: Single family homes

Neighborhood Association: College Park Neighborhood

Traffic Impact Statement: A traffic impact analysis was not required.

Staff Recommendation:

Denial.

As per the preliminary site plan, the site was not planned in accordance with the typical PUD criteria. This site plan depicts a typical subdivision, not a PUD. The site plan does not preserve the open space necessary, nor are there any development constraints that would make it difficult to develop a conventional subdivision.

CASE NO: Z2001208

Date: October 16, 2001

Continuance from September 18, 2001 and October 2, 2001

Council District: 6

Ferguson Map: 578 D-4

Case Manager : Pedro G. Vega 207-7980

Applicant Name:

Owner Name:

Jimmy K. Moy and Janet

Jimmy K. Moy and Janet

Zoning Request: From "B-2" Business District to "C-3NA" Commercial District, Nonalcoholic Sales

Property Location: Parcel 19 and Parcel 20, Block 17, NCB 18837

10200 Culebra Road

Northeast side of Culebra Road (FM471) 340 feet from its intersection with Les Harrison Drive

Proposal: Automobile sales lot

Neighborhood Association: Hidden Meadow Community

Traffic Impact Statement: A traffic impact analysis was not required.

Staff Recommendation:

Approval with 50 feet of "C-2NA" Commercial District, Nonalcoholic Sales along the north property line. The subject property fronts on Culebra Road a primary arterial on the Major Thoroughfare Plan and is adjacent to "B-3R" Restrictive Business District to the west, "B-3NA" Business District, Nonalcoholic Sales, "B-2" Business District to the east and "R-5" Single-Family Residence District to the north. The "C-3NA" Commercial District, Nonalcoholic Sales with 50 feet of "C-2NA" Commercial District, Nonalcoholic Sales would be appropriate at this location and compatible with the surrounding uses.

CASE NO: Z2001211

Date: October 16, 2001

Continuance from October 2, 2001

Council District: 1

Ferguson Map: 650 F1

Case Manager : John Jacks 207-7206

Applicant Name:

Beatrice & Nestor Trevino

Owner Name:

Beatrice & Nestor Trevino

Zoning Request: From "B" Residence District to "MF-40" Multi-Family District

Property Location: Lot 26, 27 and N 5FT of 28, Block 10, NCB 3129

205 Castillo Avenue

Property is located at the intersection of Castillo Avenue and Baity Court

Proposal: Existing six unit dwelling

Neighborhood Association: Riverside Neighborhood Association

Traffic Impact Statement: A traffic impact analysis was not required.

Staff Recommendation:

Denial. The South Central San Antonio Community Plan recommends low-density residential for this area. The property is surrounded by single-family zoning. Although there are a few multi-family uses in the area, it is predominately a single-family neighborhood.

CASE NO: Z2001220

Date: October 16, 2001

Council District: 1

Ferguson Map: 616 F-6

Case Manager : Pedro G. Vega 207-7980

Applicant Name:

City of San Antonio (Historic Preservation Office)

Owner Name:

Multiple property owners

Zoning Request: Historic District (H)

Property Location: Attached legal descriptions

East Durango Street, South St. Mary's Street, South Presa Street, Matagorda Street, Martinez Street, Indianola Street, Barrera Street, Camargo Street, Callaghan Avenue, San Arturo Street, Canal Street, Leigh Street, Water Street, Lavaca Street, Garfield Street, South Alamo Street

The area is bounded by East Durango Street on the north, to South St. Mary's Street on the west, east to South Alamo Street to South Presa Street, to Leigh Street, to Canal Street, to Barrera Street, northeast along the western edge of NCB 715, Lot 11 to Lavaca Street, northeast along the western edge of NCB 708, Lot 8 to East Durango Street.

Proposal: To designate the Lavaca neighborhood as an Historic District

Neighborhood Association: Lavaca Neighborhood Association

Traffic Impact Statement: None

Staff Recommendation:

Approval. The neighborhood received National Register Designation in July of 1999 and is a visible reminder of the cultural heritage of the community in that it is one of the oldest residential neighborhoods in San Antonio. Most of the structures are unaltered and represent a residential building style and workmanship that are unique in San Antonio. This action will create the Historic overlay district, but will not change the underlying zoning designations. The request is recommended by the Historic Design and Review Commission and supported by the Planning Department staff.

CASE NO: Z2001222

Date: October 16, 2001

Council District: 6

Ferguson Map: 614 E2

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:	Owner Name:
German Ballesteros	German Ballesteros

Zoning Request: From "B-2" Business District and "B-2 NA" Non-Alcoholic Sales Business District to "R-6" Residential Single Family District

Property Location: Lots 17-22, Block 1, NCB 11998

103 Tellez St

The property is located on the northwest corner of the intersection of Rena and Tellez Streets.

Proposal: To build single family dwellings

Neighborhood Association: Culebra Park Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial as requested and approval of "R-5." Lot 17 does not meet requirements of "R-6." The 2000 CRAG Report recommends infill development. Infill development at the location would eliminate six vacant lots. Surrounding zones are "B-2" to the north and west and "A" to the east and south. "R-6" is a downzoning from "B-2", and "B-2 NA." "R-6" is an appropriate zoning for this area.

CASE NO: Z2001224

Date: October 16, 2001

Council District: 9

Ferguson Map: 583 B 1

Case Manager : David Arciniega 207-5876

Applicant Name:

Dr. Delia Bara

Owner Name:

Dr. Delia Bara

Zoning Request: From "A" Single Family Residence District to "C-2" Commercial District

Property Location: Lot 20-A NCB 11887

147 Sunset Dr.

Proposal: for commercial/retail use

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis was not required.

Staff Recommendation:

Approval. The subject property is adjacent to "R-3" zoning to the west, "B-2" zoning to the east and "B-3 R" zoning lies directly across the street. The subject property is located on Sunset Drive, a collector street and a heavily traveled thoroughfare for the area. "C-2" zoning would be appropriate at this location and will permit general commercial activities designed to serve this community.

CASE NO: Z2001225C

Date: October 16, 2001

Council District: 2

Ferguson Map: 617 F-7

Case Manager : Pedro G. Vega 207-7980

Applicant Name:

Texland Co., Inc.

Owner Name:

Texland Co., Inc.

Zoning Request: From "B" Residence District to "C-2NA C" Commercial District, Non-Alcoholic Sales with conditional zoning for a vehicle repair facility.

Property Location: Lot 12 and Lot 24, Block 3, NCB 10257

2974 Martin Luther King

On the southwest corner of the intersection of Amanda Avenue at Martin Luther King

Proposal: Vehicle repair facility.

Neighborhood Association: Coliseum/Willow Park NA (200 Feet)

Traffic Impact Statement: A traffic impact analysis was not required.

Staff Recommendation:

Denial. Property is located on Martin Luther King, a secondary arterial and a heavily traveled thoroughfare for the area and Amanda Avenue a collector street. Across the street (Amanda Avenue) to the east is "B" Residence District, a DRAINAGE R.O.W. to the west and across the street (Martin Luther King) to the north is "B-2" Business District. The existing vacant building on the subject property was once a vehicle repair facility. The "C-2NA C" Commercial District, Non-Alcoholic Sales is not appropriate at this location.

CASE NO: Z2001226 S

Date: October 16, 2001

Council District: 1

Ferguson Map: 582 C 7

Case Manager : Brandon Ross 207-7442

Applicant Name:

Pedro G. Perez & Amelia G. Perez

Owner Name:

Pedro G. Perez

Zoning Request: From "B" Residence District, to "C-3 S" Commercial District with a Specific Use Permit for a Carpentry Shop

Property Location: Lots 12 and 13, Block 2, NCB 3929
1007, 1011, & 1013 W. Hildebrand
North side of Hildebrand, west of Grant Street

Proposal: Carpentry Shop

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. This use is compatible with surrounding districts and uses, which include "B-2" and "B-3" business districts and associated uses. The "B" Residence District to the rear of the subject property is screened by a 12' alley of mature vegetation. The requested zoning is appropriate for this area under the following conditions:

1. All carpentry work transpire only inside the actual building(s);
2. No hammering, sawing, or cutting take place between the hours of 9:00 pm and 6:00 am.

CASE NO: Z2001227

Date: October 16, 2001

Council District: 1

Ferguson Map: 616 D2

Case Manager : John Jacks 207-7206

Applicant Name:

San Antonio River Authority

Owner Name:

San Antonio River Authority

Zoning Request: From "B-2" Business District and "B-2NA" Business Non-Alcoholic District to "R-5" Residential Single Family District

Property Location: 0.4069 acres out of lots 1 and 3, Block 1, NCB 1918

6 Loop St, 1709 N. Flores St, & 1701 N. Flores St

Property is located at the intersection of Fredericksburg Road and Flores Street

Proposal: Proposed single family dwellings

Neighborhood Association: Five Points N.A.

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The Midtown Neighborhood Plan calls for low density residential uses including single-family homes on individual lots at this location. The 2000 CRAG Report recommends infill development. The proposed zoning is compatible with the adjacent residential properties to the north. The area has good access to public parks and transportation.

CASE NO: Z2001228

Date: October 16, 2001

Council District: 2

Ferguson Map: 617 C8

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Clarence E. Waiters

Owner Name:

Clarence E. & Linda Waiters

Zoning Request: From "R-2" Two Family Residence District to "C-1" Commercial District.

Property Location: Lots 1, 2, Block 25, NCB 1634

846 Denver

The property is located on the southwest corner of the intersection of Denver Blvd. and New Braunfels Ave.

Proposal: Insurance office.

Neighborhood Association: Denver Heights Neighborhood Assoc.

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. Immediate surrounding zone is "R-2" Two Family Residence District to the north, west and south. "B-2" zoning is located across the street to the east. These commercial properties face New Braunfels Ave., a primary artery. Approving this zoning change would allow commercial uses to encroach the neighborhood. There are other vacant structures within the vicinity zoned for commercial use.

CASE NO: Z2001229

Date: October 16, 2001

Council District: 3

Ferguson Map: 718 E 1

Case Manager : David Arciniega 207-5876

Applicant Name:

Southton Ranch, Ltd.

Owner Name:

Southton Ranch, Ltd.

Zoning Request: From "RA" Residence - Agriculture District to "RM 4" Residential Mixed District (96.224 acres) and "MF 25" Multi-Family District (20.647 acres)

Property Location: 116.871 acre tract of land out of NCB 16624

13334 Southton Rd

Proposal: Single family and multiple family uses

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis Level 2 was required and completed by the applicant.

Staff Recommendation:

Approval. The subject property is a large vacant tract of land that is surrounded by vacant land. Vacant land west and east of the subject property is zoned residential. Properties north and south of the subject property are in Bexar County. Multi-family and single family development at this location is compatible with the area and will provide a transition from "RA" zoning.

CASE NO: Z2001230

Date: October 16, 2001

Council District: 4

Ferguson Map: 650 E 7

Case Manager : Brandon Ross 207-7442

Applicant Name:

The Francis Law Firm, P.C.

Owner Name:

B&M Real Estate, Ltd.

Zoning Request: From "B-2" Business District, to "C-2" Commercial District

Property Location: Being a .878 acre tract out of Lot 7, NCB 8205

Harald Court @ Dickson Avenue

Between Dickson and Southwest Military Drive, at the end of Harald Court

Proposal: Automobile Rental, pick up and drop off.

Neighborhood Association:

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The South Central San Antonio Community Plan calls for "General Commercial" in the area of the subject property, which includes "higher-intensity convenience retail or service uses, generally serving larger community areas. The "C-2" Commercial District and associated land uses are appropriate for this area, given the existing zoning districts and land uses in the area. The application is for a lateral zoning change to "C-2" Commercial District, which will allow for automobile rental pick up and drop off. The requested zoning is appropriate for the area with the following condition:

1. A one-foot non-access easement be enacted between Harald Street and the subject property.

CASE NO: Z2001231

Date: October 16, 2001

Council District: 9

Ferguson Map: 518 A8

Case Manager : John Jacks 207-7206

Applicant Name:

Wetmore Thousand Oaks, Ltd.

Owner Name:

Wetmore Thousand Oaks, Ltd.

Zoning Request: From "B-2" Business District to "R-5" Residential Single Family District

Property Location: 4.3819 out of P-45, NCB 13732

3400 Block of Thousand Oaks

Property is located at the intersection of Tavern Oaks and Thousand Oaks Boulevard

Proposal: Proposed single-family subdivision

Neighborhood Association: Hunter's Mill NA - Ridgestone NA - Eden HOA

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. This property is approximately 2.5 miles north of Runway 3, which is a primary runway for San Antonio International Airport. The property is within the 65 DNL noise contours, which are considered significant noise levels by the Federal Aviation Administration. The residential development does not meet the definition of compatible land use as prescribed by Federal Aviation Regulation Part 150.

CASE NO: Z2001232

Date: October 16, 2001

Council District: 7

Ferguson Map: 581 C3

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Ralph W. Perryman

Owner Name:

Ralph W. Perryman

Zoning Request: From "R-2" Two Family Residence District to "O-1" Office District.

Property Location: Lot 1, Block 4, NCB 11770

3844/3846 N.W. Loop 410

The property is located on the west corner of the intersection of Glencrest Drive and the N.W. Loop 410 access road.

Proposal: Office use.

Neighborhood Association: Hillcrest Neighborhood Association

Traffic Impact Statement: The traffic impact analysis has been waived.

Staff Recommendation:

Approval. The proposed Near Northwest Community Plan calls for future commercial land use for the subject property. The subject property is located on Loop 410. Immediate surrounding zones are "O-1" Office District and "A" Single-Family Residence District. The "O-1" Office District would be appropriate at this location.